



# 74

April 1, 2008

## Late Backup

Will Wynn, Mayor, City of Austin  
City Council, City of Austin  
301 West 2<sup>nd</sup> Street  
Austin, TX 78701

RE LETTER OF PETITION  
1505, 1507, and 1509 East 7<sup>th</sup> Street  
608, 610 and 612 Comal Street

Honorable Mayor and Councilmen,

First National Bank would like to present a formal Letter of Petition against the rezoning of the properties listed above. We have also previously submitted the objection on the Public Hearing Comment Form requested for the Planning Commission Hearing Date of 3/11/2008.

First National Bank purchased the property with intentions of having a full service bank, inclusive of drive-through lanes, ATMS, and night depositories. The new zoning change would not allow these type of improvements. First National Bank is committed to providing these quality services to a community that is currently underserved by the financial industry.

Attached is copy of the objection form submitted on prior to the 3/11/2008 hearing date as well as a copy of an email from the City of Austin dated 8/24/04 indicating that the property is properly zoned for drive-in banks.

First National Bank has retained the services of Phil Moncada and Hector Avila to act as our agents in this transaction. If you have any questions feel free to contact Mr. Avila at 512 791-0517 or you may contact me at the following direct number (512) 407-2062.

Sincerely,

Sean M. Denton  
Regional President – Austin  
First National Bank

**COPY**

**PLANNING COMMISSION PUBLIC HEARING**

DATE: March 11, 2008                      TIME 6:00 P.M.  
LOCATION: City Hall, Rm. 1002, Council Chambers  
301 W 2nd Street, Austin

**CITY COUNCIL PUBLIC HEARING**

DATE: March 20, 2008                      TIME 4:00 P.M.  
LOCATION: City Hall, Rm. 1002, Council Chambers  
301 W. 2nd Street, Austin

For questions please call Sonya Lopez at (512) 974-7694 or email at [sonya.lopez@ci.austin.tx.us](mailto:sonya.lopez@ci.austin.tx.us) Please be sure to refer to the File Numbers on the first page when you call. See attached sheets for more information.

**PUBLIC HEARING COMMENT FORM**

You may send your written comments to the Neighborhood Planning and Zoning Department, P O Box 1088, C/O Sonya Lopez, Austin, TX 78767-8835

File # C14-2008-0029    Planning Commission Hearing Date: March 11, 2008  
NPA-2008-0002.01, NPA-2008-0009 01, NPA-2008-0010.01

Name (please print) First National Bank

I am in favor

Address P.O. Box 810, Edinburg, Texas 78540

I object

Comments We purchased this property with the intentions  
of having a full service bank with drive-through lanes,  
ATMs and night depository. Your new zoning would not  
allow this. (See Attached Email)

**INFORMATION ON PUBLIC HEARINGS**

The Neighborhood Planning and Zoning Department has filed a zoning application and plan amendment applications to adopt the Plaza Saltillo station area plan and comply with required amendments to overlapping neighborhood plans. This notice has been mailed to you because you own property within, or within 300 feet of, the Plaza Saltillo Transit-Oriented Development (TOD) District or you are a contact person for a neighborhood organization whose boundaries include the Plaza Saltillo Station Area

These requests for rezonings and plan amendments will be reviewed and acted upon at two public hearings. First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City Staff recommendations and public input and then sends its own recommendation on to the City Council. Meeting dates and locations are shown on this notice.

During its public hearing, the board or commission may postpone or continue an applicant's hearing to a later date. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

**Michael McCann**

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**From:** lynda.courtney@ci.austin.tx.us  
**Sent:** Tuesday, August 24, 2004 7:11 PM  
**To:** Michael McCann  
**Subject:** Spam: Appropriate zoning on 2 sites

The properties in Austin that you are considering for drive-in banks are zoned appropriately.

 The property at 1507, 1509 E 7th Street is zoned CS-MU-CO-NP, Commercial Services, Mixed Use, Conditional Overlay, Neighborhood Plan. The conditions put on the zoning do not prohibit or limit financial services as a use. The impervious cover limit is 95%, it is in the Town Lake watershed, an urban watershed, and it has no environmental limits or concerns. Your engineer will have to calculate water quality and flood control for any new development, and may have to construct on-site detention and/or water quality ponds.

The property at 1801 Parmer Lane, the SW corner of Parmer and Metric Bv., is zoned GR-MU-CO, General Retail, Mixed Use, Conditional Overlay. Financial Services is also a permitted use in this zoning. Impervious cover limits by zoning are 90%, but it is located in the Walnut Creek watershed, which has impervious cover limits of 80%. The more restrictive always applies, so you can cover no more than 80% of the site. Walnut Creek watershed is a participant in the RSMP program, which is for regional stormwater management participation. What this means is that you can probably buy into a regional detention pond instead of have to construct one on site. However, you will still have to deal with on-site water quality pond.

Information about site plans and downloadable applications are available on the City of Austin website at <http://www.ci.austin.tx.us/development>

Let me know if I can be of any other assistance for you.

Lynda Courtney  
Development Services Process Coordinator  
City of Austin Development Assistance Center  
(512) 974-2830  
lynda.courtney@ci.austin.tx.us

**Plaza Saltillo Station Area Plan – City Council April 10, 2008**

**1505, 1507, and 1509 E. 7<sup>th</sup> Streets and 608, 610, and 612 Comal Street**  
(currently undeveloped; First National Bank has plans for a one-story drive thru banking facility)

